



Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2026

Property Address: 565 Pennsylvania Avenue NW #410

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	100,320	Land	100,320
Building	234,080	Building	234,080
Total	\$ 334,400	Total	\$ 334,400

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

The Petitioner's Sales Comparison Approach utilizes sales of individual condo units from other condominium projects. The Commission rejects the comparisons due to the fact that the subject property, although a condominium, is assessed as a single economic unit rental building by the OTR. The OTR's policy is to refrain from assessing such properties as condominiums when they are held and operated as rental properties. These properties will only be assessed as condominiums when the project begins to sell the individual units as condominiums.

Although the Petitioner failed to provide the Assessor with the Income and Expense Report for 2013 (1/1/2011 to 12/31/2011), the Petitioner did provide, what appears to be, a full accounting of the property's operations for that calendar year with a signed affidavit (not notarized) by the Property Manager, Lindsey Zehner at Bozzuto Management Co. The Commission's review of the Petitioner's income analysis indicates that the Petitioner and the OTR are basically in agreement with their estimate of the property's Net Operating Income (NOI) since there is only a nominal difference between the two. Therefore, the only issue is the selection of the appropriate capitalization rate which should be used to convert the NOI into an estimate of value. In this matter, the Commission fully understands how the Petitioner developed his capitalization rate since it appears to be well supported by the Delta Study Apartment Building Data published in the OTR's Pertinent Data Book. However,

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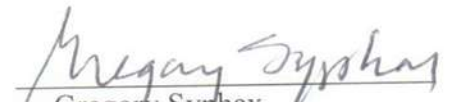
the subject property, though assessed as a rental apartment building, is a condominium regime, a fact which should not be overlooked in the valuation process.

In addition to the subject's strategic location, quality of the improvements, amenities, condition, and strong income stream, the owner has the ability to sell the individual apartment units on the open market without having to go through the lengthy and often difficult process of conversion. The Commission therefore recognizes that the subject property has far less inherent risk in ownership than the typical rental apartment building without a condominium regime in-place. For this reason, the OTR's use of a lower capitalization rate appears to be justified in this particular case. The Commission therefore deems the value estimate produced by the OTR to be the best reflection of the property's market value as a single economic unit. The proposed assessment is hereby sustained for TY 2013.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

Petitioners have the right to appeal from an adverse decision of the Commission to the Superior Court of the District of Columbia under the applicable provisions of the D.C. Code. Appeals to Superior Court must be filed no later than September 30th of the same year. In order to file an appeal with the D.C. Superior Court, petitioners must pay full year taxes to the Office of Tax and Revenue.



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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2027

Property Address: 565 Pennsylvania Avenue NW #411

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	178,350	Land	178,350
Building	416,150	Building	416,150
Total	\$ 594,500	Total	\$ 594,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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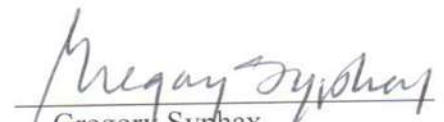
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2028

Property Address: 565 Pennsylvania Avenue NW #412

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	106,050	Land	106,050
Building	247,450	Building	247,450
Total	\$ 353,500	Total	\$ 353,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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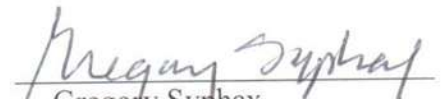
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Legal Description of Property

Square: 0491

Lot: 2029

Property Address: 565 Pennsylvania Avenue NW #413

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	109,140	Land	109,140
Building	254,660	Building	254,660
Total	\$ 363,800	Total	\$ 363,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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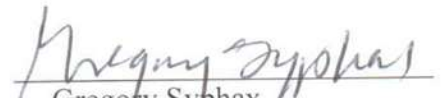
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COMMISSIONER SIGNATURES


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Date: December 19, 2012

Legal Description of Property

Square: 0491 Lot: 2030

Property Address: 565 Pennsylvania Avenue NW #414

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	247,350	Land	247,350
Building	577,150	Building	577,150
Total	\$ 824,500	Total	\$ 824,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2030


Property Address: 565 Pennsylvania Avenue NW #414

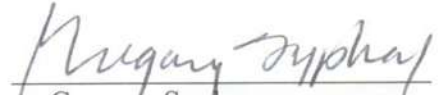
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2031

Property Address: 565 Pennsylvania Avenue NW #501

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,270	Land	270,270
Building	630,630	Building	630,630
Total	\$ 900,900	Total	\$ 900,900

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2032

Property Address: 565 Pennsylvania Avenue NW #502

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,060	Land	270,060
Building	630,140	Building	630,140
Total	\$ 900,200	Total	\$ 900,200

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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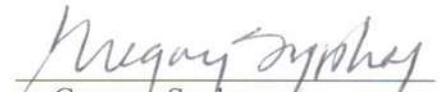
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Legal Description of Property

Square: 0491

Lot: 2033

Property Address: 565 Pennsylvania Avenue NW #503

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	177,240	Land	177,240
Building	413,560	Building	413,560
Total	\$ 590,800	Total	\$ 590,800

Rationale:

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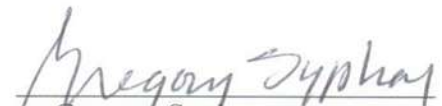
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IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2034

Property Address: 565 Pennsylvania Avenue NW #504

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	184,080	Land	184,080
Building	429,520	Building	429,520
Total	\$ 613,600	Total	\$ 613,600

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

The Petitioner's Sales Comparison Approach utilizes sales of individual condo units from other condominium projects. The Commission rejects the comparisons due to the fact that the subject property, although a condominium, is assessed as a single economic unit rental building by the OTR. The OTR's policy is to refrain from assessing such properties as condominiums when they are held and operated as rental properties. These properties will only be assessed as condominiums when the project begins to sell the individual units as condominiums.

Although the Petitioner failed to provide the Assessor with the Income and Expense Report for 2013 (1/1/2011 to 12/31/2011), the Petitioner did provide, what appears to be, a full accounting of the property's operations for that calendar year with a signed affidavit (not notarized) by the Property Manager, Lindsey Zehner at Bozzuto Management Co. The Commission's review of the Petitioner's income analysis indicates that the Petitioner and the OTR are basically in agreement with their estimate of the property's Net Operating Income (NOI) since there is only a nominal difference between the two. Therefore, the only issue is the selection of the appropriate capitalization rate which should be used to convert the NOI into an estimate of value. In this matter, the Commission fully understands how the Petitioner developed his capitalization rate since it appears to be well supported by the Delta Study Apartment Building Data published in the OTR's Pertinent Data Book. However,

Square: 0491

Lot: 2034

Property Address: 565 Pennsylvania Avenue NW #504

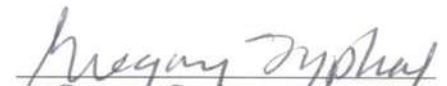
the subject property, though assessed as a rental apartment building, is a condominium regime, a fact which should not be overlooked in the valuation process.

In addition to the subject's strategic location, quality of the improvements, amenities, condition, and strong income stream, the owner has the ability to sell the individual apartment units on the open market without having to go through the lengthy and often difficult process of conversion. The Commission therefore recognizes that the subject property has far less inherent risk in ownership than the typical rental apartment building without a condominium regime in-place. For this reason, the OTR's use of a lower capitalization rate appears to be justified in this particular case. The Commission therefore deems the value estimate produced by the OTR to be the best reflection of the property's market value as a single economic unit. The proposed assessment is hereby sustained for TY 2013.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2035

Property Address: 565 Pennsylvania Avenue NW #505

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	168,000	Land	168,000
Building	392,000	Building	392,000
Total	\$ 560,000	Total	\$ 560,000

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Property Address: 565 Pennsylvania Avenue NW #505

the subject property, though assessed as a rental apartment building, is a condominium regime, a fact which should not be overlooked in the valuation process.

In addition to the subject's strategic location, quality of the improvements, amenities, condition, and strong income stream, the owner has the ability to sell the individual apartment units on the open market without having to go through the lengthy and often difficult process of conversion. The Commission therefore recognizes that the subject property has far less inherent risk in ownership than the typical rental apartment building without a condominium regime in-place. For this reason, the OTR's use of a lower capitalization rate appears to be justified in this particular case. The Commission therefore deems the value estimate produced by the OTR to be the best reflection of the property's market value as a single economic unit. The proposed assessment is hereby sustained for TY 2013.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2036

Property Address: 565 Pennsylvania Avenue NW #506

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	148,140	Land	148,140
Building	345,660	Building	345,660
Total	\$ 493,800	Total	\$ 493,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2036

Property Address: 565 Pennsylvania Avenue NW #506

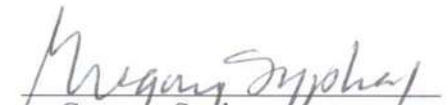
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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2037

Property Address: 565 Pennsylvania Avenue NW #507

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	145,950	Land	145,950
Building	340,550	Building	340,550
Total	\$ 486,500	Total	\$ 486,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Property Address: 565 Pennsylvania Avenue NW #507

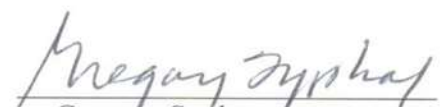
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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491 Lot: 2038

Property Address: 565 Pennsylvania Avenue NW #508

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	171,960	Land	171,960
Building	401,240	Building	401,240
Total	\$ 573,200	Total	\$ 573,200

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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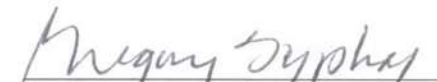
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COMMISSIONER SIGNATURES


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Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2039

Property Address: 565 Pennsylvania Avenue NW #509

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	98,970	Land	98,970
Building	230,930	Building	230,930
Total	\$ 329,900	Total	\$ 329,900

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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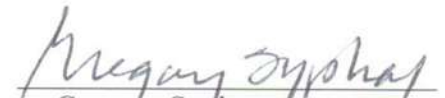
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COMMISSIONER SIGNATURES


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May Chan


Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2040

Property Address: 565 Pennsylvania Avenue NW #510

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	100,320	Land	100,320
Building	234,080	Building	234,080
Total	\$ 334,400	Total	\$ 334,400

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2040

Property Address: 565 Pennsylvania Avenue NW #510

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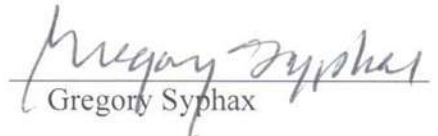
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2041

Property Address: 565 Pennsylvania Avenue NW #511

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	178,350	Land	178,350
Building	416,150	Building	416,150
Total	\$ 594,500	Total	\$ 594,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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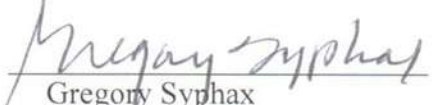
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Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2042

Property Address: 565 Pennsylvania Avenue NW #512

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	106,050	Land	106,050
Building	247,450	Building	247,450
Total	\$ 353,500	Total	\$ 353,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

The Petitioner's Sales Comparison Approach utilizes sales of individual condo units from other condominium projects. The Commission rejects the comparisons due to the fact that the subject property, although a condominium, is assessed as a single economic unit rental building by the OTR. The OTR's policy is to refrain from assessing such properties as condominiums when they are held and operated as rental properties. These properties will only be assessed as condominiums when the project begins to sell the individual units as condominiums.

Although the Petitioner failed to provide the Assessor with the Income and Expense Report for 2013 (1/1/2011 to 12/31/2011), the Petitioner did provide, what appears to be, a full accounting of the property's operations for that calendar year with a signed affidavit (not notarized) by the Property Manager, Lindsey Zehner at Bozzuto Management Co. The Commission's review of the Petitioner's income analysis indicates that the Petitioner and the OTR are basically in agreement with their estimate of the property's Net Operating Income (NOI) since there is only a nominal difference between the two. Therefore, the only issue is the selection of the appropriate capitalization rate which should be used to convert the NOI into an estimate of value. In this matter, the Commission fully understands how the Petitioner developed his capitalization rate since it appears to be well supported by the Delta Study Apartment Building Data published in the OTR's Pertinent Data Book. However,

Square: 0491

Lot: 2042

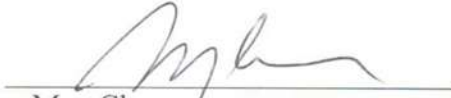
Property Address: 565 Pennsylvania Avenue NW #512


the subject property, though assessed as a rental apartment building, is a condominium regime, a fact which should not be overlooked in the valuation process.

In addition to the subject's strategic location, quality of the improvements, amenities, condition, and strong income stream, the owner has the ability to sell the individual apartment units on the open market without having to go through the lengthy and often difficult process of conversion. The Commission therefore recognizes that the subject property has far less inherent risk in ownership than the typical rental apartment building without a condominium regime in-place. For this reason, the OTR's use of a lower capitalization rate appears to be justified in this particular case. The Commission therefore deems the value estimate produced by the OTR to be the best reflection of the property's market value as a single economic unit. The proposed assessment is hereby sustained for TY 2013.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2043

Property Address: 565 Pennsylvania Avenue NW #513

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	109,140	Land	109,140
Building	254,660	Building	254,660
Total	\$ 363,800	Total	\$ 363,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2043


Property Address: 565 Pennsylvania Avenue NW #513

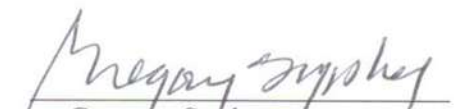
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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2044

Property Address: 565 Pennsylvania Avenue NW #514

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	247,350	Land	247,350
Building	577,150	Building	577,150
Total	\$ 824,500	Total	\$ 824,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2044

Property Address: 565 Pennsylvania Avenue NW #514


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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2045

Property Address: 565 Pennsylvania Avenue NW #601

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,270	Land	270,270
Building	630,630	Building	630,630
Total	\$ 900,900	Total	\$ 900,900

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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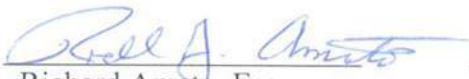
Lot: 2045

Property Address: 565 Pennsylvania Avenue NW #601

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In addition to the subject's strategic location, quality of the improvements, amenities, condition, and strong income stream, the owner has the ability to sell the individual apartment units on the open market without having to go through the lengthy and often difficult process of conversion. The Commission therefore recognizes that the subject property has far less inherent risk in ownership than the typical rental apartment building without a condominium regime in-place. For this reason, the OTR's use of a lower capitalization rate appears to be justified in this particular case. The Commission therefore deems the value estimate produced by the OTR to be the best reflection of the property's market value as a single economic unit. The proposed assessment is hereby sustained for TY 2013.

COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2046

Property Address: 565 Pennsylvania Avenue NW #602

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,060	Land	270,060
Building	630,140	Building	630,140
Total	\$ 900,200	Total	\$ 900,200

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2046

Property Address: 565 Pennsylvania Avenue NW #602

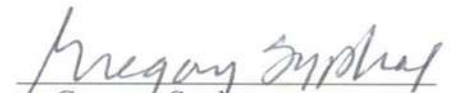
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COMMISSIONER SIGNATURES


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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2047

Property Address: 565 Pennsylvania Avenue NW #603

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	177,240	Land	177,240
Building	413,560	Building	413,560
Total	\$ 590,800	Total	\$ 590,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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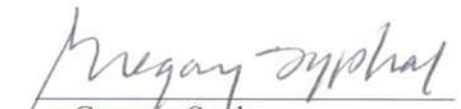
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2048

Property Address: 565 Pennsylvania Avenue NW #604

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	184,080	Land	184,080
Building	429,520	Building	429,520
Total	\$ 613,600	Total	\$ 613,600

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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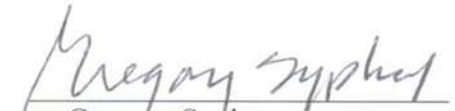
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COMMISSIONER SIGNATURES


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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2049

Property Address: 565 Pennsylvania Avenue NW #605

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	168,000	Land	168,000
Building	392,000	Building	392,000
Total	\$ 560,000	Total	\$ 560,000

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Square: 0491


Lot: 2049


Property Address: 565 Pennsylvania Avenue NW #605

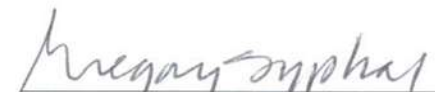
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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Real Property Tax Appeals Commission

IN ACCORDANCE WITH Section 47.825.1 of the District of Columbia Statutes you Are hereby notified of your assessment for the current year **2013** as finalized by the Real Property Tax Appeals Commission for the property described. If YOU WISH TO APPEAL THIS ASSESSMENT FURTHER, SEE THE INFORMATION BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2050

Property Address: 565 Pennsylvania Avenue NW #606

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	148,140	Land	148,140
Building	345,660	Building	345,660
Total	\$ 493,800	Total	\$ 493,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Although the Petitioner failed to provide the Assessor with the Income and Expense Report for 2013 (1/1/2011 to 12/31/2011), the Petitioner did provide, what appears to be, a full accounting of the property's operations for that calendar year with a signed affidavit (not notarized) by the Property Manager, Lindsey Zehner at Bozzuto Management Co. The Commission's review of the Petitioner's income analysis indicates that the Petitioner and the OTR are basically in agreement with their estimate of the property's Net Operating Income (NOI) since there is only a nominal difference between the two. Therefore, the only issue is the selection of the appropriate capitalization rate which should be used to convert the NOI into an estimate of value. In this matter, the Commission fully understands how the Petitioner developed his capitalization rate since it appears to be well supported by the Delta Study Apartment Building Data published in the OTR's Pertinent Data Book. However,

Property Address: 565 Pennsylvania Avenue NW #606

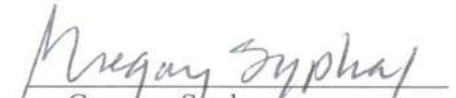
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2051

Property Address: 565 Pennsylvania Avenue NW #607

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	145,950	Land	145,950
Building	340,550	Building	340,550
Total	\$ 486,500	Total	\$ 486,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Square: 0491

Lot: 2051

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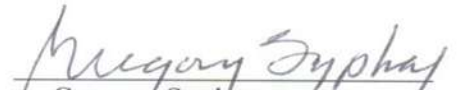
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2052

Property Address: 565 Pennsylvania Avenue NW #608

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	171,960	Land	171,960
Building	401,240	Building	401,240
Total	\$ 573,200	Total	\$ 573,200

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Square: 0491

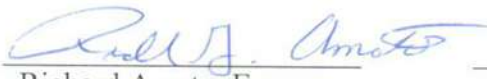
Lot: 2052

Property Address: 565 Pennsylvania Avenue NW #608

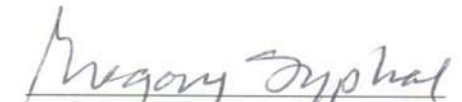
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2053

Property Address: 565 Pennsylvania Avenue NW #609

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	98,970	Land	98,970
Building	230,930	Building	230,930
Total	\$ 329,900	Total	\$ 329,900

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2053

Property Address: 565 Pennsylvania Avenue NW #609


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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2054

Property Address: 565 Pennsylvania Avenue NW #610

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	100,320	Land	100,320
Building	234,080	Building	234,080
Total	\$ 334,400	Total	\$ 334,400

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Square: 0491

Lot: 2054

Property Address: 565 Pennsylvania Avenue NW #610

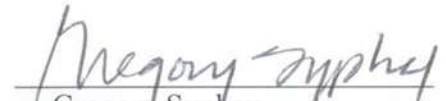
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2055

Property Address: 565 Pennsylvania Avenue NW #611

ORIGINAL ASSESSMENT

FINAL ASSESSMENT

Land	178,350	Land	178,350
Building	416,150	Building	416,150
Total	\$ 594,500	Total	\$ 594,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Square: 0491

Lot: 2055

Property Address: 565 Pennsylvania Avenue NW #611

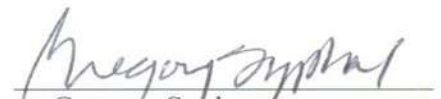
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BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2056

Property Address: 565 Pennsylvania Avenue NW #612

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	106,050	Land	106,050
Building	247,450	Building	247,450
Total	\$ 353,500	Total	\$ 353,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2056

Property Address: 565 Pennsylvania Avenue NW #612

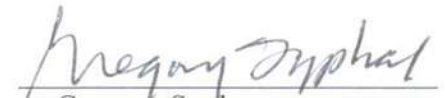
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2057

Property Address: 565 Pennsylvania Avenue NW #613

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	109,140	Land	109,140
Building	254,660	Building	254,660
Total	\$ 363,800	Total	\$ 363,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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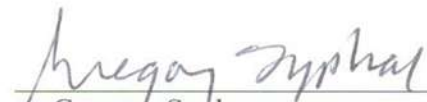
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COMMISSIONER SIGNATURES


Richard Amato, Esq.


May Chan


Gregory Syphax

FURTHER APPEAL PROCEDURES

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Real Property Tax Appeals Commission

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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2058

Property Address: 565 Pennsylvania Avenue NW #614

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	247,350	Land	247,350
Building	577,150	Building	577,150
Total	\$ 824,500	Total	\$ 824,500

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

The Petitioner's Sales Comparison Approach utilizes sales of individual condo units from other condominium projects. The Commission rejects the comparisons due to the fact that the subject property, although a condominium, is assessed as a single economic unit rental building by the OTR. The OTR's policy is to refrain from assessing such properties as condominiums when they are held and operated as rental properties. These properties will only be assessed as condominiums when the project begins to sell the individual units as condominiums.

Although the Petitioner failed to provide the Assessor with the Income and Expense Report for 2013 (1/1/2011 to 12/31/2011), the Petitioner did provide, what appears to be, a full accounting of the property's operations for that calendar year with a signed affidavit (not notarized) by the Property Manager, Lindsey Zehner at Bozzuto Management Co. The Commission's review of the Petitioner's income analysis indicates that the Petitioner and the OTR are basically in agreement with their estimate of the property's Net Operating Income (NOI) since there is only a nominal difference between the two. Therefore, the only issue is the selection of the appropriate capitalization rate which should be used to convert the NOI into an estimate of value. In this matter, the Commission fully understands how the Petitioner developed his capitalization rate since it appears to be well supported by the Delta Study Apartment Building Data published in the OTR's Pertinent Data Book. However,

Square: 0491

Lot: 2058

Property Address: 565 Pennsylvania Avenue NW #614

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COMMISSIONER SIGNATURES


Richard Amato, Esq.


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BELOW

Date: December 19, 2012

Legal Description of Property

Square: 0491 Lot: 2059

Property Address: 565 Pennsylvania Avenue NW #701

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,270	Land	270,270
Building	630,630	Building	630,630
Total	\$ 900,900	Total	\$ 900,900

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2059

Property Address: 565 Pennsylvania Avenue NW #701

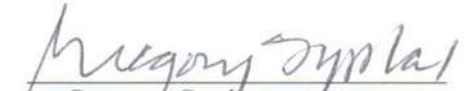
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COMMISSIONER SIGNATURES


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May Chan


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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2060

Property Address: 565 Pennsylvania Avenue NW #702

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	270,060	Land	270,060
Building	630,140	Building	630,140
Total	\$ 900,200	Total	\$ 900,200

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Property Address: 565 Pennsylvania Avenue NW #702

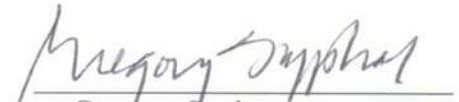
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COMMISSIONER SIGNATURES


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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2061

Property Address: 565 Pennsylvania Avenue NW #703

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	177,240	Land	177,240
Building	413,560	Building	413,560
Total	\$ 590,800	Total	\$ 590,800

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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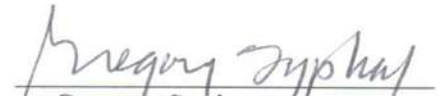
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2062

Property Address: 565 Pennsylvania Avenue NW #704

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	184,080	Land	184,080
Building	429,520	Building	429,520
Total	\$ 613,600	Total	\$ 613,600

Rationale:

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Square: 0491


Lot: 2062

Property Address: 565 Pennsylvania Avenue NW #704

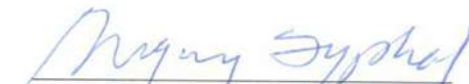
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Date: December 19, 2012

Legal Description of Property

Square: 0491

Lot: 2063

Property Address: 565 Pennsylvania Avenue NW #705

ORIGINAL ASSESSMENT		FINAL ASSESSMENT	
Land	168,000	Land	168,000
Building	392,000	Building	392,000
Total	\$ 560,000	Total	\$ 560,000

Rationale:

The subject property is a 135 unit apartment building which was constructed in 2007-2008. Originally planned to be sold as condominium units, the owner decided to hold and operate the property as a rental project (as a single economic unit) due to poor marketing conditions at that time. The property is well located in the Downtown CBD and is within two blocks of US Capitol. The building is considered a trophy building and monthly rentals are reportedly among the highest in the city. The Petitioner's appeal and estimate of value is based on the results of his own valuation using The Income Approach and a Sales Comparison Approach.

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Lot: 2063

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